



4 Ascot Close | West Wittering | PO20 8HW

O.I.R.O £400,000



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Lettings & Estate Agents

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- EPC - TBC
- Kitchen/breakfast room
- Driveway & Garage
- Gas fired central heating
- Large west facing sitting room
- Walking distance to beach

This well-proportioned semi-detached house benefits from a delightful rear garden, ample driveway parking and is located quietly in East Wittering yet is within walking distance of the beach and village amenities

#### Accommodation

The light and airy accommodation is arranged over two floors and to the front has a westerly facing aspect. On the ground floor there is a useful entrance hall which leads to a spacious sitting room, complete with a west facing bay window. To the rear there is a modern fitted, kitchen/breakfast room and beyond a cleverly positioned, part brick built conservatory. The latter has heating and can be used throughout the year. On the first floor, off a landing full of natural light there are two double bedrooms both with built in storage, a single bedroom and a bathroom. The latter is fitted with a shower, wc and wash basin.



what3words

///fatigued.upper.picked

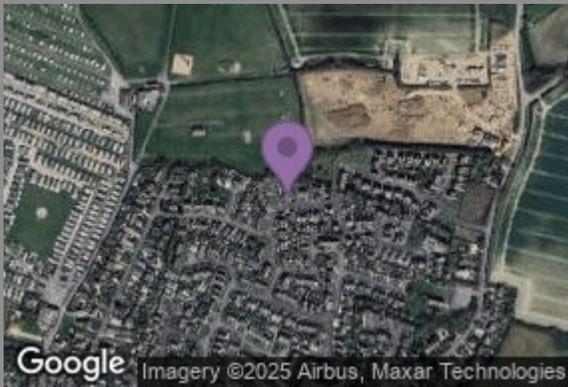


### Outside

To the rear lies an enclosed and delightful garden which is mainly paved and has access to a driveway which runs along one side of the property with low level wooden gates at one end giving vehicle access. There is also a garage with up and over door. To the front of the property there is a small front garden with the driveway running to the road.

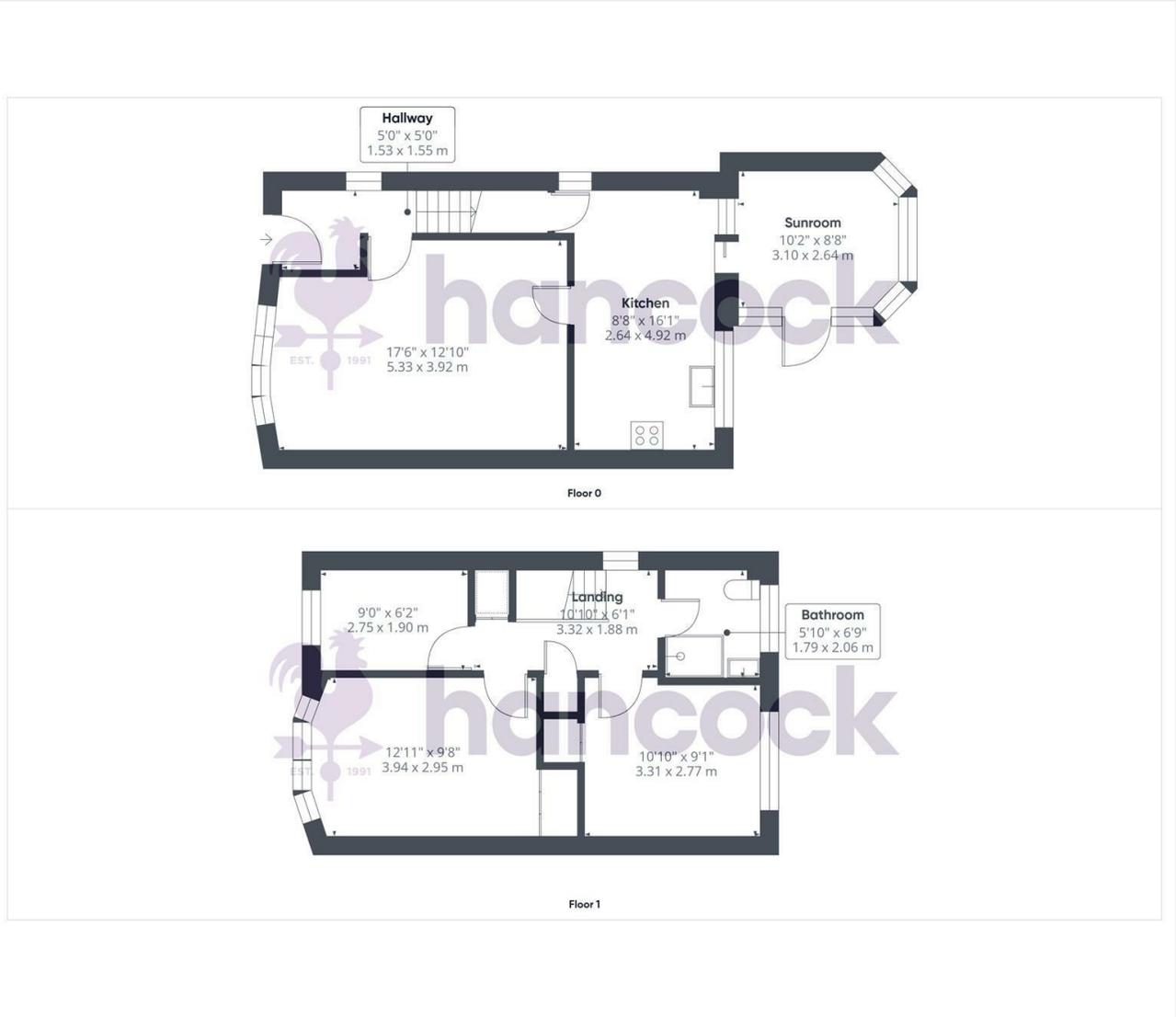
### Location

The property is located within the seaside village of East Wittering, close to the beach and many local amenities. Amenities that include shops, cafes, a church, primary school, children's pre-schools and a number of public houses. Adjoining the village to the west is West Wittering, offering further amenities which include a sailing club, a popular blue flag beach along with miles of sand dunes. To the north lies The Cathedral city of Chichester and beyond the famous South Downs National Park and within its borders the popular Goodwood Estate.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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